

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

DRAINAGE EASEMENT

THIS EASEMENT made this 3rd day of February, A.D. 2004, by Tallahassee Homes LLC, a limited liability corporation organized and existing under the Laws of the State of Florida, as Grantor to LEON COUNTY, a political subdivision of the State of Florida, as Grantee.

WITNESSETH: That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid, the receipt of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement and right-of-way for the purpose of clearing, excavating, constructing and maintaining outfall and drainage ditches and drains in, upon and through the following described land in Leon County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever, and Grantor will defend Grantee from all claims for damage, if any, arising from or growing out of such construction and/or maintenance to the lands, if any, owned by the Grantor, lying adjacent or contiguous to the lands hereinabove described and the Grantor will defend the title to said lands against all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name by its Managing Member and its corporate seal to be hereto affixed, attached by its Managing Member, on the date first above written.

Signed, sealed and delivered
in the presence of:

Dana Smith
Signature

Dana Smith
Witness Name

C. Bourgeois Green
Signature

CARMEN BOURGEOIS GREEN
Witness Name

Porter Chandler

By Porter Chandler
Its Managing Member

(Affix Corporate Seal)

STATE OF Florida

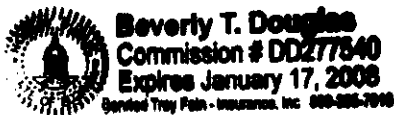
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 3rd day of
February, 2004, by Porter Chandler

(name of officer or agent, title of officer or agent)

of Tallahassee Homes LLC, a Florida corporation, on
(name of corporation acknowledging) (state or place of incorporation)

behalf of the corporation. He/she is personally known to me or has produced Fl. D.L.
C 534-665-60-247-0 (type of identification)
as identification.



Beverly T. Douglas
Signature of Notary

Beverly T. Douglas
Print, Type or Stamp Name of Notary

Title or Rank

Serial Number, If Any

DATE	PAGE	DESCRIPTION	ACAD BY
01-23-04	-	SKEICH	JND

SKETCH OF DESCRIPTION
DRAINAGE EASEMENT
LOTS 34, & 35, BLOCK "1"
THE GLEN AT GOLDEN EAGLE
SUNNY DALE DRIVE
LEON COUNTY, FLORIDA

* DRAINAGE EASEMENT DESCRIBED IN SHEET 2 OF 2.

NOTES:

1. This survey is dependent upon existing monumentation; an independent survey may show variations. No abstract reviewed.
2. There are no visible encroachments on said property except as shown.
3. This survey does not reflect or determine ownership.
4. No other improvements located except as shown.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

CHARLIE C. PETERSON, PLS
FLORIDA CERTIFICATE NO. 4792
NOT VALID UNLESS SIGNED IN INK
AND EMBOSSED WITH OFFICIAL SEAL

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Flood Insurance Rate Maps indicate the property is located in Flood Zone -----, as indicated on Map No. 12073C0150 D, Dated 11-19-97 -----, as determined by the Federal Emergency Management Agency for Leon County, Florida.

CURVE DATA				
CURVE	LENGTH	ANGLE	CHORD BEARING	CHORD DISTANCE
C100	38.14	50.00	117.171	38.14
C101	38.14	50.00	117.171	38.14
C102	15.82	50.00	117.171	15.82
C103	38.14	50.00	117.171	38.14
C104	38.14	50.00	117.171	38.14
C105	38.14	50.00	117.171	38.14
C106	38.14	50.00	117.171	38.14
C107	38.14	50.00	117.171	38.14
C108	38.14	50.00	117.171	38.14
C109	38.14	50.00	117.171	38.14
C110	38.14	50.00	117.171	38.14
C111	38.14	50.00	117.171	38.14
C112	38.14	50.00	117.171	38.14
C113	38.14	50.00	117.171	38.14
C114	38.14	50.00	117.171	38.14
C115	38.14	50.00	117.171	38.14
C116	38.14	50.00	117.171	38.14
C117	38.14	50.00	117.171	38.14
C118	38.14	50.00	117.171	38.14
C119	38.14	50.00	117.171	38.14
C120	38.14	50.00	117.171	38.14
C121	38.14	50.00	117.171	38.14
C122	38.14	50.00	117.171	38.14
C123	38.14	50.00	117.171	38.14
C124	38.14	50.00	117.171	38.14
C125	38.14	50.00	117.171	38.14
C126	38.14	50.00	117.171	38.14
C127	38.14	50.00	117.171	38.14
C128	38.14	50.00	117.171	38.14
C129	38.14	50.00	117.171	38.14
C130	38.14	50.00	117.171	38.14
C131	38.14	50.00	117.171	38.14
C132	38.14	50.00	117.171	38.14
C133	38.14	50.00	117.171	38.14
C134	38.14	50.00	117.171	38.14
C135	38.14	50.00	117.171	38.14
C136	38.14	50.00	117.171	38.14
C137	38.14	50.00	117.171	38.14
C138	38.14	50.00	117.171	38.14
C139	38.14	50.00	117.171	38.14
C140	38.14	50.00	117.171	38.14
C141	38.14	50.00	117.171	38.14
C142	38.14	50.00	117.171	38.14
C143	38.14	50.00	117.171	38.14
C144	38.14	50.00	117.171	38.14
C145	38.14	50.00	117.171	38.14
C146	38.14	50.00	117.171	38.14
C147	38.14	50.00	117.171	38.14
C148	38.14	50.00	117.171	38.14
C149	38.14	50.00	117.171	38.14
C150	38.14	50.00	117.171	38.14
C151	38.14	50.00	117.171	38.14
C152	38.14	50.00	117.171	38.14
C153	38.14	50.00	117.171	38.14
C154	38.14	50.00	117.171	38.14
C155	38.14	50.00	117.171	38.14
C156	38.14	50.00	117.171	38.14
C157	38.14	50.00	117.171	38.14
C158	38.14	50.00	117.171	38.14
C159	38.14	50.00	117.171	38.14
C160	38.14	50.00	117.171	38.14
C161	38.14	50.00	117.171	38.14
C162	38.14	50.00	117.171	38.14
C163	38.14	50.00	117.171	38.14
C164	38.14	50.00	117.171	38.14

Charlie C. Peterson & Associates, Inc.
1348 Vickers Drive
Tallahassee, Florida 32303
(850) 562-9333

**DESCRIPTION
DRAINAGE EASEMENT
LOTS 34 & 35, BLOCK "H"
GLEN AT GOLDEN EAGLE, PHASE II
LEON COUNTY, FLORIDA**

Begin at a found 5/8 inch iron pin (6590) marking the Northeast Corner of Lot 35, Block "H" of the Glen at Golden Eagle, Phase II, as recorded in Plat Book 13, Page 31 of the Public Records of Leon County, Florida; and thence run South 55 degrees 00 minute 02 seconds East along the Easterly Boundaries of said Lots 34 and 35, Block "H" to a found 5/8 inch iron pin (6990), a distance of 156.29 feet; thence run South 31 degrees 05 minutes 57 seconds West along the Boundary of said Lot 34, Block "H", a distance of 25.00 feet; thence run North 58 degrees 54. minutes 03 seconds West a distance of 10.00 feet; thence run North 31 degrees 05 minutes 57 seconds East a distance of 20.67 feet; thence run North 55 degrees 00 minute 02 second West a distance of 146.61 feet; thence run North 35 degrees 01 minutes 20 seconds East back to the **POINT OF BEGINNING**, a distance of 5.00 feet, Containing 985.60 square feet.



Charlie C. Peterson
Florida Certificate No. 4792
January 23, 2004